

(c) the effective steps that are being taken for the disposal of these complaints alongwith the action being taken against guilty officers?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI AJAY MAKEN): (a) The number of complaints for day-to-day repairs received during last five years (till October 2006) in the two Sectors is as follows:—

Sector IX:	49172 (Civil)
	15157 (Electrical)
Sector XII:	16769 (Civil)
	33539 (Electrical)

None remained unattended for more than seven to fifteen days.

(b) Number of complaints regarding feeble doors and windows which remained unrectified for Sector-IX & XII of R.K. Puram is as follows:

Sector IX	:	97
Sector XII	:	4

(c) Maintenance and repair is an ongoing process. Disciplinary action is taken against officers proved guilty of charges leveled against them.

Vacant government quarters

2562. SHRI DWIJENDRA NATH SHARMAH: Will the MINISTER OF URBAN DEVELOPMENT be pleased to state:

(a) whether instruction issued by his Ministry *vide* Memorandum No. 28012/1/1/2003-W-I, dated 20th February, 2004, are being violated by various divisions of C.P.W.D. for the last two years on the plea that tender has not been given;

(b) whether Government/CPWD authorities have received complaints to this effect against CPWD authorities of R.K. Puram area during the period 1st January, 2005 and 30th November, 2006;

(c) if so, the action taken against the guilty on such complaints and by when the order would be implemented in true spirit; and

(d) the number of quarters that are kept vacant for months together, which resulted in loss of Government revenue?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI AJAY MAKEN): (a) No, Sir.

(b) and (c) Some complaints have been received in this regard. However, all requests for work of addition/alteration cannot be taken up due to limits of budget allocation for the purpose. As such no one is guilty of non-implementation of orders.

(d) The number of quarters remaining vacant varies from month to month. It is the endeavour to bring houses to habitable condition in the shortest time and shrink the time span between vacation and allotment.

Ownership of terrace in DDA three/four storey blocks

2563. SHRI MAHENDRA MOHAN: Will the MINISTER OF URBAN DEVELOPMENT be pleased to state:

(a) the DDA's rule position with regard to the use/ownership of terrace by the top floor allottee in three/four storey DDA blocks both where there is open access to the terrace and where the access to terrace is through the top floor flat;

(b) whether this position has been laid down, if so, the details thereof;

(c) whether the position changes with the transfer of the colony to the corporation or conversion of top floor flat from lease-hold to free-hold; and

(d) if so, the details thereof and the justification therefor?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI AJAY MAKEN): (a) The Delhi Development Authority (DDA) has reported that the top floor allottee has the right of use of the roof terrace of the three/four storey flats subject to the provision of access to the residents of the block for maintenance of water tank/plumbing systems/fixing of TV antennae etc.

(b) Yes, Sir. This position has been laid down by DDA in the "Guidelines for the benefit of the allottees of flats".